

Regular Village Board Meeting  
June 21, 2022

The regular semi-monthly meeting of the Board of Trustees of the Village of Menands held on Monday, June 21st, 2022 was called to order by Deputy Mayor Seth Harris at 6:00 P.M.

PRESENT:

Diane Foley, Trustee  
Seth H. Harris, Trustee  
Timothy Lane, Trustee  
Brian Marsh, Trustee  
Donald Handerman, Village Clerk

ABSENT:

Megan Grenier, Mayor  
Stephen Rehfuess, Village Attorney

Also attending: Bill Garvey, John Stockli, Skip Francis, Alec Carman, David Ognan, Sylvia Wendell, Mike Mackay, Kevin Schwebke, Eric Johnson, and Bill Nevins.

John Stockli and Skip Francis from Creighton Manning representing Vertical Bridge led a discussion regarding Pre-Application Site Plan Review for 15 Elmwood Road Cell Tower. John Stockli and Skip Francis answered questions from the Board and the public. A discussion followed.



June 10, 2022

Honorable Megan Grenier, Mayor  
Village Board of Trustees  
Menands Village Office  
280 Broadway  
Menands, NY 12204

VIA HAND DELIVERY TO VILLAGE HALL  
VIA EMAIL TO VILLAGE CLERK  
VIA EMAIL TO VILLAGE CONSULTANT

**RE: 15 Elmwood Road Extension (a/k/a 381 Broadway)  
Site Plan Application for proposed 150 ft monopole communications tower  
Vertical Bridge Project: Menands US-NY-5024  
CM Project #121-129**

Mayor Grenier:

On behalf of the Applicant, Vertical Bridge Development, LLC and Cellco Partnership (d/b/a Verizon Wireless) we are hereby submitting a Preliminary Site Plan Application for the above-referenced project for the Village of Menands Board of Trustees (Village Board) meeting that has been scheduled for Tuesday, June 21, 2022, at 6:00 pm.

Project Statement

The proposed Project involves the construction of 150-ft high telecommunication monopole tower inside a secured fenced enclosure. The site will be an un-manned operation. Wireless carriers will install their antennas and radio equipment on the monopole and use ground space for their associated radio equipment. Vehicle access to the tower will be through existing property via an access easement granted by the property owner. Underground electrical service will connect through existing property to the tower equipment inside the enclosure. No water or sanitary utilities are proposed. Total site disturbance is approximately 0.3 acres, which warrants erosion control practices, but precludes the need for a Stormwater Pollution Prevention Plan (SWPPP). No other federal or state permits are required. A Flood Hazard Area Permit Application will be submitted to the Village Code Enforcement Officer following the Site Plan review process and prior to construction activity.

On June 2, 2022, the Village ZBA adopted two resolutions two (2) decisions regarding the Project. The first was the issuance of a Negative Declaration under the State Environmental Quality Review Act pursuant to its role as Lead Agency for coordinated review of the Project. The second decision was to approve a use variance for the Project.

All previously submitted Project materials that were considered for the ZBA's decisions are hereby incorporated into the Village's overall file records for this Project. All previously submitted Project materials remain on file with the Village Clerk.

The following documents have been enclosed for review and consideration:

1. **Site Plan Application**, prepared for a Preliminary Site Plan Review because the Project has been well-developed through the ZBA Use Variance Application process.
2. **Site Plan Application Checklist**, prepared for a Preliminary Site Plan Review.
3. **Preliminary Site Plans** (16 sheets, sized 11x17), prepared by Creighton Manning Engineering, LLP, last revised June 10, 2022.

- 5 copies of the foregoing are enclosed for Village Board members for Site Plan review.  
1 copy of the foregoing is to be retained at the Village Offices for the public's review.

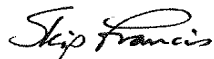
Creighton Manning has also transmitted electronic PDF images of the enclosed documents to:

- Village Clerk, Don Handerhan, for distribution to the Village Board Members; and
- Village Consultant, Ms. Caren LoBrutto of LaBella Associates, PC.

The Site Plan Application Fee of \$1,000.00 will be paid directly by the Applicant and will arrive under separate cover correspondence.

Should you have questions or need additional information, please contact me at my direct desk line 518-689-1820 or by email [SFFrancis@cmeLLP.com](mailto:SFFrancis@cmeLLP.com).

Respectfully Submitted,  
**CREIGHTON MANNING ENGINEERING, LLP**



Dale T. (Skip) Francis, PE  
Associate, Civil/Site Group Leader

#### Open Forum:

Resident Bill Garvey made the following comments:

- 1 He is in support of Leak Detection at the pump station
- 2 He was a dead squirrel on MacDonald Circle
- 3 He observed a fire hydrant on Clifford Road blocked by flowers
- 4 After cleaning dugouts he observed bathroom doors being left unlocked. He reported it and the doors were locked.
- 5 Bill advised the Board that CP Rail was doing work on the area between Menand Rd and Brookside
- 6 Bill proposed to the Board the following:
  - (a) Replace the dugouts
  - (b) Replace the door to Men's Room
  - (c) Repaint bathrooms
- 7 Dead-end signs needed on Oakland Avenue

Resident Sylvia Wendell asked why there was no information about kids going through cars. Det/Sgt Kevin Schwebke advised it's still an ongoing investigation. A discussion followed.

Sylvia also asked about the truck graveyard near Clover Leaf Nursery. A discussion followed.

A motion was made by Trustee Marsh to accept the minutes of the June 6<sup>th</sup>, 2022 Board Meeting, seconded by Trustee Foley.

#### ADOPTED:

Trustee Foley	voting	AYE
Trustee Harris	voting	AYE
Trustee Lane	voting	AYE
Trustee Marsh	voting	AYE

Trustee Marsh made a motion to approve payment for the following, seconded by Trustee Lane.

#### WARRANT # 26 ENC:

GENERAL	totaling	\$ 25,631.20
WATER	totaling	\$163,737.93
SEWER	totaling	\$ .00

TOTALS                \$189,369.13

WARRANT #2:

GENERAL	totaling	\$272,002.70
WATER	totaling	\$ 28,148.12
SEWER	totaling	\$     77.50
	TOTALS	\$300,228.32

PAYROLL # 2:                totaling                \$111,892.05  
(06/03/22-06/16/22)

ADOPTED:

Trustee Foley	voting	AYE
Trustee Harris	voting	AYE
Trustee Lane	voting	AYE
Trustee Marsh	voting	AYE

Encumbrances - 5/31/2022    APPROVED AT THE 6/21/22 BOARD MEETING

A motion was made by Trustee Marsh, seconded by Trustee Foley, to accept the following resolution:  
RESOLVED, that the Treasurer be, and hereby is, authorized to make the following Budget Transfers

Account		Account	
To			
From Acct:	A.1110.0401	Acct:	A.1110.0110
Description	Court - Supplies		Court - Court Officer
Amount:	\$454.00		\$114.00
			More Court dates
To			
From Acct:	"	Acct:	A.1110.0152
Description	"		Court - P.T - O/T Court Clerks
Amount:	"		\$340.00
			More Court dates
To			
From Acct:	A.1325.0401	Acct:	A.1325.0201
Description	Clerk - Supplies		Clerk - Computer Software
Amount:	\$25.00		\$25.00
			Software annual renewal
To			
From Acct:	A.1210.0120	Acct:	A.1440.0400
Description	Executive Assistant		Engineering Svcs
Amount:	\$9,500.00		\$38,425.00
			Treasurer transferred money before bills came in and there is Escrow money that will be transfer to engineering.
From Acct:	A.1620.0413		"
Description	Bldgs. - Contracted Svcs		
Amount:	\$2,200.00		
To			
From Acct:	A.1620.0415	Acct:	"
Description	Bldgs - Bldg Mtce		"

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Amount:	\$3,300.00			"
From Acct:	A.1930.0400			"
Description	Judgement & Claims			"
Amount:	\$5,000.00			"
From Acct:	A.1990.0400	To Acct:		"
Description	Contingent Account			"
Amount:	\$8,800.00			"
From Acct:	A.3120.0140	To Acct:		"
Description	Police - Court O/T			"
Amount:	\$9,625.00			"
From Acct:	A.3120.0103	To Acct:	A.3120.0102	
Description	Police - F/T Patrol		Police - Supervisor	\$5,260.00
Amount:	\$7,860.00		Miscalculation of Transfers	
From Acct:	"	To Acct:	A.3120.0105	
Description	"		Police - O/T	\$2,600.00
Amount:	"		No P/T Available	
From Acct:	A.3120.0104		A.3120.0151	
Description	Police - P/T Patrol		Police - Telecomm F/T	\$1,130.00
Amount:	\$1,130.00		No P.T available	
From Acct:	A.3120.0421		A.3120.0417	
Description	Police - Training		Police - Gas and Oil	\$2,580.00
Amount:	\$2,580.00		Price Increase	
From Acct:	A.3410.0412		A.3410.0417	
Description	Fire - Light Power & Gas		Fire - Gas & Oil	\$745.00
Amount:	\$745.00		Price Increase	
From Acct:	A.3620.0400		A.3620.0155	
Description	Safety Ins - Contractual		Code Enforcement Office	\$180.00
Amount:	\$180.00		Miscalculation	
From Acct:	A.5110.0105		A.5110.0401	
Description	Street O/T		Street - Supplies	

Amount: \$1,320.00 \$85.00

From Acct: " A.5110.0417  
Description " Street - Gas & Oil  
Amount: " \$1,235.00  
Price Increases

From Acct: A.5132.0415 A.5132.0412  
Description Garage - Bldg Mtce Garage - Light, Power, Gas  
Amount: \$100.00 \$100.00  
short on estimate

From Acct: A.5182.0400 A.6989.0400  
Description Street Lighting Econ Opportunity & Dev -  
Amount: \$7,825.00 Contractual \$680.00  
Transfer to Per Svcs

From Acct: " A.8160.0417  
Description " Refuse - Gas & Oil  
Amount: " \$1,670.00  
Price Increase

From Acct: " A.9060.0807  
Description " Health Insurance  
Amount: " \$3,825.00  
Changes in coverage throughout yr.,

From Acct: " A.9089.0800  
Description " Compensated Absences  
Amount: " \$1,650.00  
Kinneston

WATER FUND

From Acct: F.1990.0400 To Acct: F.8310.0417  
Description Contingent Acct Gas and Oil  
Amount: \$9,640.00 \$325.00  
Price increase

From Acct: " To Acct: F8310.0453  
Description " Engineering  
Amount: " \$7,830.00  
Late Bills

From Acct: " To Acct: F.8320.0103  
Description " Laborers  
Amount: " \$775.00

Change of Personnel during year

From Acct:	"	To	
Description	"	Acct:	F.8320.0103
Amount:	"		Water - O/T
			\$245.00

From Acct:	"	To	
Description	"	Acct:	F.8320.0115
Amount:	"		Dep Clk/Treas
			\$290.00
			O/T recorded in error

From Acct:	"	To	
Description	"	Acct:	F.8320.0455
Amount:	"		Educational Expense
			\$175.00
			Rural Water Conf - mileage

From Acct:	F.9010.0801	To	
Description	Water - State Retirement	Acct:	F.8340.0430
Amount:	\$2,400.00		O/S Contractors
			\$2,400.00
			Water Break

Trustee Foley Voted - Aye  
Trustee Harris Voted - Aye  
Trustee Lane Voted - Aye  
Trustee Marsh Voted - Aye  
Mayor Grenier Voted - Absent

Trustee Brian Marsh led a discussion regarding surplus and putting 2020 Dodge Durango VIN 1C4SDJFT2LC368364 out for Auction. Discussion followed.

Trustee Marsh made a motion to surplus the 2020 Dodge Durango VIN 1C4SDJFT2LC368364 and to put the vehicle up for auction with a \$22,500.00 reserve. The proceeds for the auction monies received will be used to offset the cost of a vehicle, second by Lane.

ADOPTED:

Trustee Foley	voting	AYE
Trustee Harris	voting	AYE
Trustee Lane	voting	AYE
Trustee Marsh	voting	AYE

Fire Chief David Ognan led a discussion on surplus and donating used Fire Equipment to West Amboy Fire Department. Discussion Followed.

Village of Menands  
**FIRE DEPARTMENT**

**CHIEF**  
David Ognan  
**1<sup>ST</sup> ASSISTANT CHIEF**  
Michael Steuer  
**2<sup>ND</sup> ASSISTANT CHIEF**  
Harvey Bender



Dear Village Board

Listed below are the items to be surplused. These items are no longer of use to the department, as previously discussed with the recent purchase of new extrication and stabilization equipment.

2- Large Rescue-42 Struts  
2- Small Rescue-42 Struts  
1- Rescue-42 Tool Box  
    - 4-Ratchet Straps  
    - 4-Chained Hooks  
1-Halmatro Hydraulic Pump  
2-Hydraulic Hose Reels  
200ft Halmatro Hydraulic Hose  
1-Halmatro Cutter Tool  
1-Halmatro Spreader Tool  
1-Halmatro Ram Spreader Tool

Thank You,

David Ognan  
Chief  
Menands Fire Department

Village of Menands  
**FIRE DEPARTMENT**

**CHIEF**  
David Ognan  
**1<sup>ST</sup> ASSISTANT CHIEF**  
Michael Steuer  
**2<sup>ND</sup> ASSISTANT CHIEF**  
Harvey Bender



Dear Chief Clark,

The Village of Menands is proud to be able to provide the West Amboy Volunteer Fire Department with a Halmatro Hydraulic Tool set and a Rescue-42 Strut set. As a condition of the donation, we ask you to sign an agreement that your department accepts the equipment as is that the Village of Menands is not liable for any equipment failures, due to the age of the equipment and that the West Amboy Volunteer Fire Department agrees to hold harmless and defend the Village of Menands against any claim or potential claim arising out of the use of this equipment. We hope that the tools that have helped the Menands Fire Department succeed will also benefit your Department for years to come.

Firematically Yours,

David Ognan  
Chief  
Menands Fire Department

Terry Clark, Jr.  
Chief  
West Amboy Fire Department

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Trustee Lane made a motion to surplus and donate used fire equipment to the West Amboy Fire Department As-Is and with no liability to the Village of Menands, second by Marsh.

ADOPTED:

Trustee Foley	voting	AYE
Trustee Harris	voting	AYE
Trustee Lane	voting	AYE
Trustee Marsh	voting	AYE

Chief Ognan asked for approval of the following newly voted-in members of the Menands Fire Department, Michael Berry, Nicholas Gingeresky, and Rick Swinnney. All have passed the background checks.

***MENANDS FIRE COMPANY # 1***

***"Pride of the Valley"***

250 Broadway  
Menands, NY 12204

June 15, 2022

Mr. Donald Handerhan  
Village Clerk  
Village of Menands  
280 Broadway  
Menands, NY 12204

Dear Mr. Handerhan,

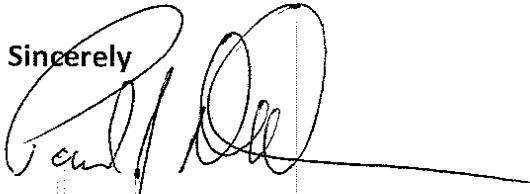
Please be advised that at the June 7, Meeting of the Menands Fire Co. #1, the following individuals were elected to active membership in the Company:

Nick Gingeresky  
Rick Sweeney  
Michael Berry

Each individual has passed the required background check and all other Department requirements.

Please present these individuals to the Village Board at the next meeting.

Sincerely

  
Paul DeDominicis  
President  
Menands Fire Company #1



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Trustee Marsh made a motion to approve Michael Berry, Nicholas Gingeresky, and Rick Swinnnnney to active membership of the Menands Fire Department, second by Trustee Lane.

ADOPTED:

Trustee Foley	voting	AYE
Trustee Harris	voting	AYE
Trustee Lane	voting	AYE
Trustee Marsh	voting	AYE

The clerk stated that Water & Sewer bills will be going out on July 1<sup>st</sup>, and the Annual Audit will begin around July 4<sup>th</sup>, 2022.

The clerk advised the Board that he received a call from John Teal from Littles inviting the Board and residents to a Fishing Derby this Saturday from 9:30-4:00.

Trustee Lane asked the Board, Eric Johnson, and the clerk to please give him feedback on the Utility Work Permit Form.

Trustee Marsh and the clerk gave an update on 33 Glenwood Road. The home has been secured and this week the bank’s property management company will be given the key for the locks. They will be responsible for the property. A discussion followed.

A motion was made by Trustee Marsh to adjourn, seconded by Trustee Lane.

ADOPTED:

Trustee Foley	voting	AYE
Trustee Harris	voting	AYE
Trustee Lane	voting	AYE
Trustee Marsh	voting	AYE

The meeting was duly adjourned at 7:06 P.M.

\_\_\_\_\_  
Donald Handerhan  
Village Clerk